

PLANNING AND ZONING BOARD MEETING MINUTES
Monday, November 28, 2016
6:00 p.m.

Members Present: Tad Martin, Laurie Jarrett, Jimmy Lemons, Don Waugh, Betty Hall, Sandra Masho, and Philip Morgan
Members Absent: Herman Johnson
Also Present: Jeff Earp, Melanie Eveker

Call to Order – Vice Chairman Waugh called the meeting to order at 6:00 pm.

Clerk Eveker swore in Philip Morgan and Sandra Masho to another 3 year term with the Planning and Zoning Board.

Approval of Previous Meeting's minutes – October 17, 2016 – Tad Martin made a motion to approve the minutes. Laurie Jarrett seconded. Motion carried 6-0.

New Business

The Board considered a request from staff to amend the specific Town of Haw River Land Use ordinances as listed below to assure compliance with federal law changes regarding buffers:

Title XV: Land Usage

Chapter 155 - Zoning Code

Watershed Regulations regarding Riparian Buffer Setback

Technical Corrections

Chapter 158 - Riparian Buffer Protection -regarding Riparian Buffer Setback

Due to the changes in federal legislation and technical errors discovered during last codification, staff submitted draft proposed changes to the Town of Haw River Code of Ordinances.

Manager Earp presented an amendment to the Haw River Code of Ordinances TITLE XV: Land Usage Chapter 155 – Zoning Code – Watershed Regulations and Chapter 158 – Riparian Buffer Protection reducing the required buffer from 100 feet to 50 feet in both the language and the charts of the ordinance.

Manager Earp then presented three technical corrections discovered during codification:

Haw River Code of Ordinances TITLE XV: Land Usage Chapter 155. Zoning Code

- §155.006 definition of LOT, FLAG. This states: "required in Article V". It is unclear which section(s) are intended by "Article V". You may wish to revise this in the future.
Correction: Replace "Article V" with "155.120"

- § 155.156 APPLICABILITY. This section contains a reference to "Sections 12.6 and 12.7 of this Article." There is no such numbering in the ordinance. Please advise what the correct reference should be.
Correction: Replace "Sections 12.6 and 12.7 of this Article" with "155.161 of this chapter"

- § 155.256 INSPECTIONS AND RELEASE OF THE PERFORMANCE BOND. Division (B)(I) of this section refers to "Section 310". There is no such section in the zoning code. Please advise what the correct reference should be.
Correction: Replace "Section 310" with "155.241 of this chapter"

The Haw River Planning and Zoning Board made the following consistency findings:

The proposed TITLE XV: Land Usage; Chapter 155. Zoning Code - Watershed Regulations Chapter and 158. Riparian Buffer Protection amendments are consistent with the following goals of the Land Development Plan (1980), the current Town of Haw River Zoning Ordinance and other development plans of the Town of Haw River:

1. Because it corrects technical errors in zoning ordinance, ensures compliance with recently changed state law; and protects our water ways while still allowing development along our riparian areas.


2. These aforementioned ordinance amendments are in the best interest of the public because it helps further development in the town, while ensuring the riparian areas and watershed remain environmentally safe.

With these findings, Philip Morgan made a motion to approve these amendments as presented. The motion received a 2nd from Jimmy Lemons and the motion was approved by a 7-0 vote.

6:12 pm

Manager earp then asked the Board to consider working on an updated Land Development Plan. The last plan was completed in 1980 and an update is greatly needed. He stated that this project will require some time and some professional assistance to ensure proper completion. Manager Earp then asked if the Board would consider setting up a subcommittee to work on the preparation of a proposed plan. The Board, by consensus, nominated Betty Hall, Tad Martin, and Laurie Jarrett to serve on this subcommittee.

Tad Martin made a motion to adjourn. Jimmy Lemons seconded. Motion carried 7-0. Meeting adjourned at 6:14 p.m.


Herman Johnson, Chairman

DATE: 2/20/17